



Electronically Approved For:
TSP090030

Approved By:
Karen Jumonville

Signed On:
01/13/2010 10:24 AM

Approved On:
09/14/2009

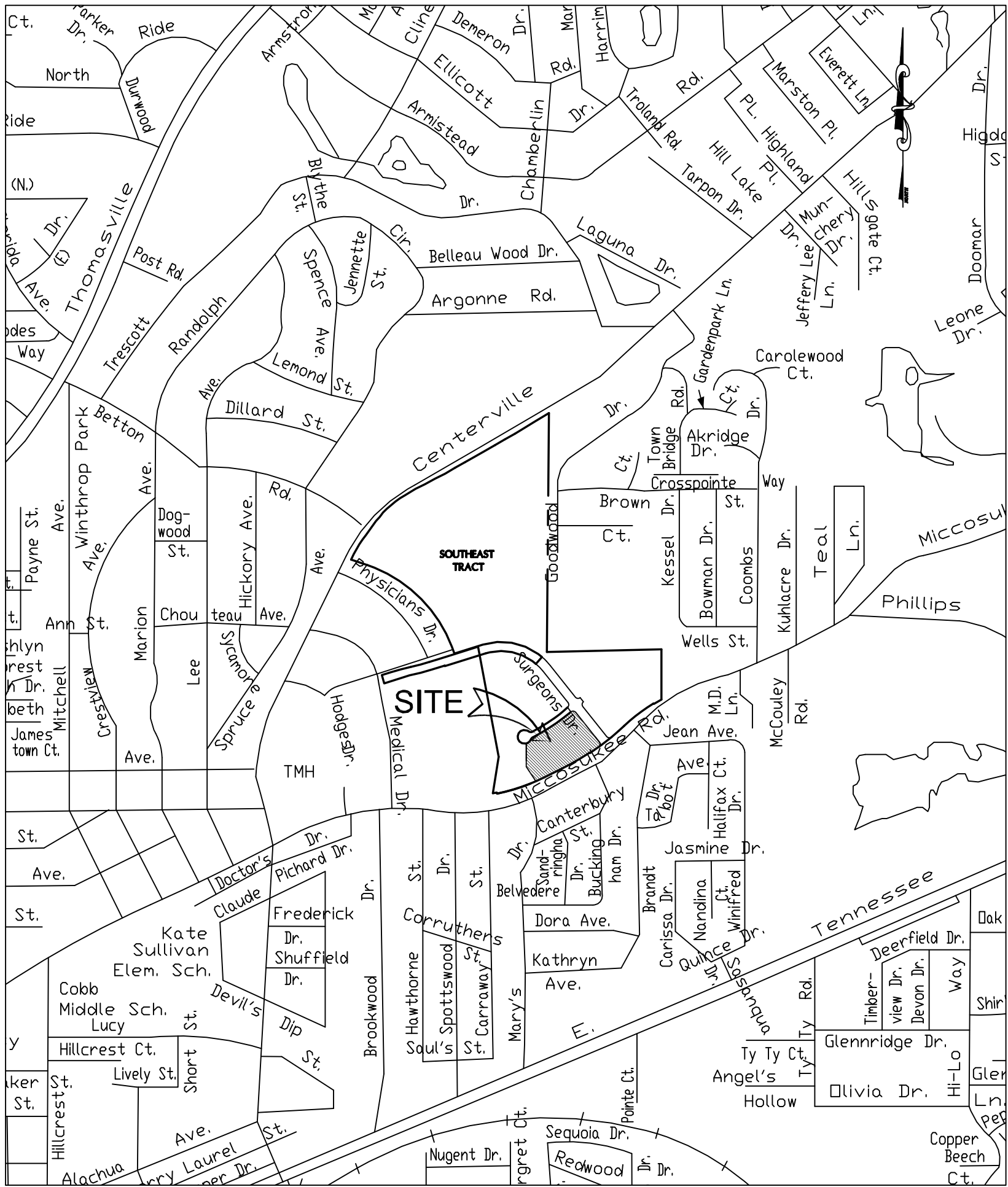
Expires On:
09/14/2012

Karen M. Jumonville

SHEET	DESCRIPTION
1.0	COVER
2.0	EXISTING CONDITIONS MAP
3.0	GEOMETRY PLAN
3.1	CIRCULATION PLAN
4.0	GRADING AND DRAINAGE PLAN
5.0	CONCEPT UTILITY PLAN

INDEX

TYPE "B" SITE PLAN
FOR
TMH CANCER CENTER
LOT 1, BLOCK A



LOCATION MAP
SCALE: 1"=1000'

Elevations are based on N.A.V.D. 88 Datum.

GOVERNING SPECIFICATIONS:
F.D.O.T. Specifications for Road and Bridge Construction, 2010
F.D.O.T. Design Standards, 2008
F.D.O.T. Manual of Uniform Minimum Standards for Design,
Construction and Maintenance for Streets and Highways
(Green Book)
City of Tallahassee Specifications for Water and Sewer Systems, JAN 2006

PROPOSED UTILITY PROVIDERS FOR THIS PROJECT:
WATER - CITY OF TALLAHASSEE
SEWER - CITY OF TALLAHASSEE
ELECTRIC - CITY OF TALLAHASSEE
NATURAL GAS - CITY OF TALLAHASSEE
PHONE - EMBARQ, INC.
CABLE - COMCAST, INC.

TAX I.D. NO.: 11-29-20-201-0000

PROJECT NAME: TMH CANCER CENTER

CLIENT NAME: HEALTHCARE REIT
5106 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027

PREPARED BY: MOORE BASS CONSULTING, INC.
805 NORTH GADSDEN STREET
TALLAHASSEE, FLORIDA 32303
(850)222-5678

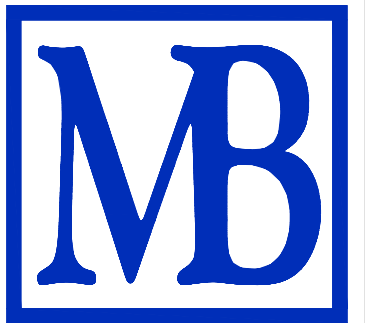
ENGINEER OF RECORD: EDWARD N. BASS III, PE
FL REG. NO. 62949
805 NORTH GADSDEN STREET
TALLAHASSEE, FLORIDA 32303
(850)222-5678

PROJECT DATA



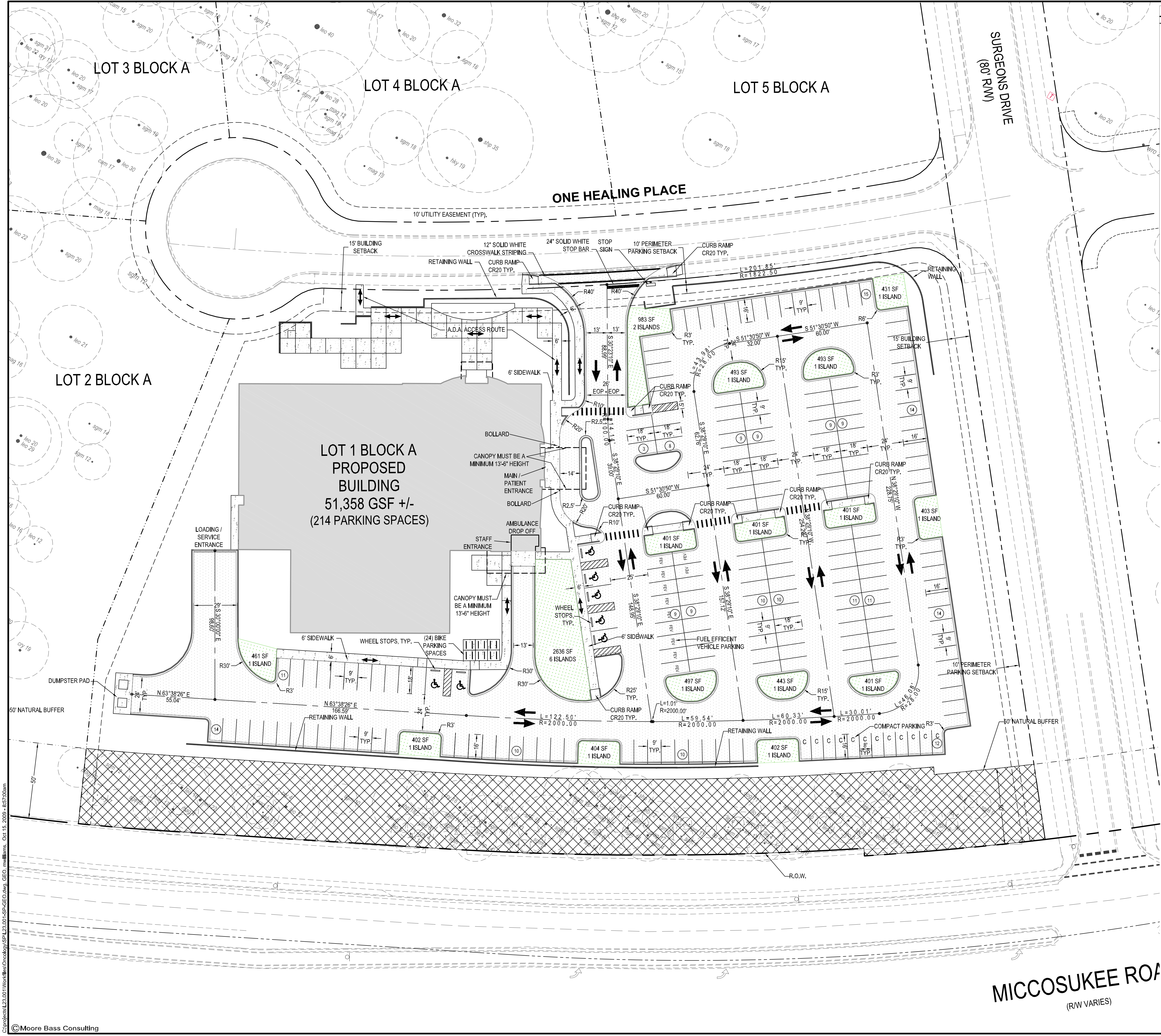
PROJECT NAME	TMH CANCER CENTER
CLIENT NAME	HEALTHCARE REIT 5106 MARYLAND WAY BRENTWOOD, TN 37027

REVISIONS	1	10/14/09	REVISED PER SITE PLAN COMMENTS



L23.001-SP-CVR.dwg	
DATE	8/06/09
FILE #	2009-008
CONTRACT #	2123.001
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SEAL	EDWARD N. BASS, III, P.E. FL. REG. NO. 62949
805 N. GADSDEN STREET TALLAHASSEE, FL 32303 CERTIFICATE OF AUTHORIZATION NO. 00006108	
SHEET TITLE	
COVER SHEET	
SHEET	1.0

PRELIMINARY
NOT FOR CONSTRUCTION



SITE DATA				
1	PROPERTY TAX ID # :	11-29-20-201-0000		
2	ZONING:	PUD		
3	TOTAL SITE AREA	213,602 SF	4.90 AC	
4	BUILDING AREA:	FIRST FLOOR 27,727 SF	0.64 AC	12.98%
		SECOND FLOOR 22,151 SF	0.51 AC	10.37%
		TOTAL 49,878 SF	1.15 AC	23.35%
5	PARKING SPACES:	206-257 SPACES		
	REQUIRED	207 SPACES		
	REGULAR	7 SPACES		
	HANDICAP	7 SPACES		
	TOTAL PROPOSED SPACES:		214 SPACES	
6	BICYCLE PARKING:	21 SPACES		
	PROVIDED BICYCLE PARKING (1 SPACE/ 10 PARKING SPACES):	21 SPACES		
	PROVIDED BICYCLE PARKING (1 SPACE/ 10 PARKING SPACES):	24 SPACES		
7	PROPOSED IMPERVIOUS AREAS:			
	BUILDING	27,727 SF	0.64 AC	12.98%
	VEHICULAR USE AREA (VUA)	80,012 SF	1.84 AC	37.46%
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	14,500 SF	0.33 AC	6.79%
	TOTAL PROPOSED IMPERVIOUS AREAS:		122,239 SF 2.81 AC 57.23%	
8	TOTAL POST DEVELOPMENT IMPERVIOUS AREAS:	122,239 SF	2.81 AC	57.23%
9	INTERIOR LANDSCAPE ISLANDS:	20 ISLANDS		
	REQUIRED (1 400 SF ISLAND PER 4,000 SF OF VUA)	22 ISLANDS		
	PROPOSED			
10	LANDSCAPE:			
	REQUIRED (30% OF OVERALL SITE)	64,081 SF	1.47 AC	30.00%
	PROPOSED	91,363 SF	2.10 AC	42.77%
11	URBAN FOREST:			
	IN ACCORDANCE WITH THE APPROVED PUD BUFFERS ALONG			
	MICCOSUKEE ROAD AND GOODWOOD PLANTATION SERVE TO MEET			
	THE URBAN FOREST REQUIREMENT FOR DEVELOPMENT PROJECTS			
	WITHIN THE PUD			
12	TOTAL GREENSPACE:			
	REQUIRED (40% OF OVERALL SITE)	91363 SF	2.10 AC	42.77%
13	SETBACKS:			
	FRONT:	15'		
	CORNER:	15'		
	REAR:	5'		
	SIDE:	0		
14	BUILDING MAXIMUM HEIGHT:	90' (6 STORIES) OR 2 STORIES		
		WHITIN 200' OF ANY GOODWOOD		
		PLANTATION STRUCTURE		
		2 STORY		
	PROPOSED BUILDING			

LEGEND

PROPOSED BUILDING

PROPOSED STANDARD ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED INTERIOR VEHICULAR USE LANDSCAPE AREA

PROPOSED URBAN FOREST AREA

PROPOSED VEHICULAR CIRCULATION

PROPOSED PEDESTRIAN CIRCULATION

UTILITY NOTES:

1. IN ACCORDANCE WITH THE PUD PERIMETER BUFFERS SHALL BE SUPPLEMENTED AS NECESSARY TO MEET THE REQUIREMENTS OF A TYPE "D" BUFFER IN THE LAND DEVELOPMENT CODE.

2. SITE LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE PUD AND SHALL NOT EXCEED 0.5 VERTICAL SURFACE FOOT-CANDLES AT THE PROPERTY LINE.

NORTH

GRAPHIC SCALE

0 15 30 60

1 inch = 30 ft.

MooreBass

CONSULTING

ATLANTA

DESTIN

TALLAHASSEE

PROJECT NAME

TMH CANCER CENTER

CLIENT NAME

HEALTHCARE REIT

5106 MARYLAND WAY

BRENTWOOD, TN 37027

REVISIONS

1 10/14/09 REVISED PER SITE PLAN COMMENTS

MB

L23.001-SP-GEO.dwg

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SEAL

EDWARD N. BASS, III, P.E.

FL. REG. NO. 62949

605 N. GADSDEN STREET

TALLAHASSEE, FL 32303

CERTIFICATE OF AUTHORIZATION NO. 00006108

SHEET TITLE

GEOMETRY PLAN

SHEET

3.0

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